

MANCHESTER STREET FOOD (MSF) - OUTLINE MEP NARRATIVE FOR PLANNING APPLICATION

MECHANICAL SERVICES

The mechanical services to support the proposed 10 mini street food kitchen solution and redevelopment of toilets and re-use of front of house bar and restaurant spaces will principally be adaptations to the existing installed systems. Make-up air and exhaust air will be required at each new location.

The existing 2 x main kitchen facilities currently benefit from integral UV light/grease filtration air handling units (AHU's), which under a previous application to Manchester City Council were deemed acceptable to allow exhaust of fumes to be released to atmosphere at approx. 2m above street level. The MSF proposal (as the cooking options are very similar) is to completely refurbish and service these AHU's and re-use them. This strategy means the external aesthetics mechanically will have no change ie the existing wall louvres will be retained and re-used. No additional wall apertures will be introduced.

Relative to the above, there are 2 No fresh air tempered supply air units and 2 No exhaust air units installed covering the existing kitchens.

Under the new MSF proposals, additional ducting will be required/installed, which will be rectangular galvanised steel ducting (like existing) to connect the 10 No new mini kitchens back to the existing system ducting network. New ducting for kitchens 1-5 inclusive will be completely hidden from normal view. Only kitchens 6-10 will require additional ducting which will change (minor) the visuals within the front of house double height spaces ie new ducting will be run at high level along the same lines and no lower (wherever possible) than the existing high level exposed services, ducts, pipes, cable trays etc.

All front of house heating and cooling systems will remain largely as existing and will be checked, serviced and re-set to work. The only changes will be when new kitchens have taken space/volume requiring amendment to any existing fan coil units (FCU's) or their associated ductwork and/or pipework.

The existing hot and cold water services installations will be re-purposed from the central system which feeds existing bars, kitchens and toilet locations.

Drainage will be via local alterations to the existing system with some localised floor works to allow connections to new "remote" kitchens. At the time of writing this narrative, the full detail of the existing drainage system are being surveyed and investigated by a specialist contractor. Any new smaller "water" only based requirements such as communal bar tap outlet points will be the only new systems that will potentially require smaller pumped drainage solution.

ELECTRICAL SERVICES

The existing electrical services distribution network of primary switchgear, sub main cables and local distribution boards will be retained in their existing locations and re-used under the proposed MSF fit out.

Each new street food kitchen (10 No) will be provided with a new three phase & neutral (TP&N) wall mounted (to new stud partition walls) metal construction distribution board. This allows each kitchen to be separately metered, controlled and isolated without any effect to adjacent areas.

Small power within the ground floor front of house seating areas within the MSF demise will be with 13 amp dedicated “CLEANERS” sockets with integral RCD protection and some general 13 amp 230V socket outlets for public use. Existing flush mounted floor boxes housing 13 amp socket outlets and RJ45 data outlets will be re-used where appropriate. Single phase power supplies will be provided to the dedicated “DJ” areas. In all cases, residual current circuit protection will be provided.

A new lighting installation will be provided throughout all areas within the MSF demise. The main entrance will be illuminated with a graffiti and neon arrangement to both side walls.

In all the ground floor public access areas, new feature lighting will be provided. The new system will comprise a mixture of exposed and concealed linear LED strips, wire suspended lighting track with LED spotlights and a variety of suspended decorative LED pendants and LED wall lights.

All new feature lighting will be controlled by a new wireless Casambi control system with colour changing an important integral part of the system.

All new back of house lighting will be more traditional recessed/surface mounted LED fittings, suitable for their application and controlled locally via presence detection or local switching. Existing lighting and presence detection lighting control in back of house areas not effected by the new works, will be retained and re-used where appropriate.

Each new street food kitchen will have a suspended grid ceiling installed and new lighting will be recessed LED fittings, suitably IP rated for commercial kitchen use and switched locally within each kitchen.

Each new street food kitchen will have a signage circuit outlet fitted. This will allow for a coloured illuminated sign to be installed, with its design bespoke to each kitchen.

Existing emergency lighting will be retained where appropriate and extended as required using new self-contained fittings to ensure the final system is BS 5266 and BS EN ISO 7010 compliant.

External lighting will comprise new LED strips to make the window arches glow at night. New LED festoon style wire lighting will be provided to the external seating areas. All new external lighting will be secured to the building fabric sympathetically and using fixings that will minimise any negative impact to the building fabric or structure.

The existing glass sided lift shaft will be illuminated internally via a new colour changing LED system, to operate during the hours of darkness.

The existing analogue addressable fire alarm system will be retained and reconfigured with additional detection devices as required to suit the new configuration of the spaces. The system will retain compliance with BS5839:part 1 to its current Category.

The existing surface mounted/suspended music system speakers will be retained where appropriate and added to as required to suit the new layouts within the MSF demise.

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Date: 8 July 2025 – revision P1
